

087.0

0001

0002.0

Map

Block

Lot

1 of 1

Residential

CARD

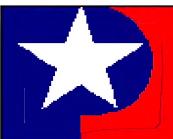
ARLINGTON

Total Card / Total Parcel

1,032,800 / 1,032,800

USE VALUE: 1,032,800 / 1,032,800

ASSESSED: 1,032,800 / 1,032,800


**Patriot**  
 Properties Inc.

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
104		CUTTER HILL RD, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: SPECTOR JOANNE LOUISA	
Owner 2: REHM ALEXANDER	
Owner 3:	
Street 1: 104 CUTTER HILL RD	
Street 2:	

Twn/City: ARLINGTON	St/Prov: MA	Cntry:	Own Occ: Y
	Postal: 02474		Type:

PREVIOUS OWNER	St/Prov: MA	Cntry:	Own Occ: Y
	Postal: 02474		Type:

Owner 1: OPREA FLORIAN G & ALINA M -	St/Prov: MA	Cntry:	Own Occ: Y
Owner 2: -	Postal: 02474		Type:

Street 1: 104 CUTTER HILL ROAD	Twn/City: ARLINGTON	St/Prov: MA	Cntry:
	Postal: 02474		Type:

NARRATIVE DESCRIPTION	SALES INFORMATION	TAX DISTRICT	PAT ACCT.							
This parcel contains .164 Sq. Ft. of land mainly classified as One Family with a Tudor Building built about 1933, having primarily Wood Shingle Exterior and 2075 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 3 Bdrms.	Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes

OPREA FLORIAN G	71881-430	1	11/14/2018			1,000,000	No	No		
BLAIR WESLEY K	56725-506		4/12/2011	Change>Sale		648,350	No	No		
	19307-354		8/1/1988			270,000	No	No	Y	

OTHER ASSESSMENTS	Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS	Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water			
o				Sewer			
n				Electri			
Census:				Exempt			
Flood Haz:							
D				Topo	2	Above Stree	
s				Street			
t				Gas:			

LAND SECTION (First 7 lines only)	Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
	7/30/2021	1131	New Wind	14,780	C					6/5/2020	Measured	DGM	D Mann
	12/11/2018	1864	Inter Fi	130,677	O					4/17/2019	SQ Returned	JO	Jenny O
	6/13/2011	566	Redo Bat	9,480					HBATH TO 3/4BATH	9/21/2018	TTL REFUSAL	CC	Chris C

BUILDING PERMITS	Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
	7/30/2021	1131	New Wind	14,780	C					6/5/2020	Measured	DGM	D Mann
	12/11/2018	1864	Inter Fi	130,677	O					4/17/2019	SQ Returned	JO	Jenny O
	6/13/2011	566	Redo Bat	9,480					HBATH TO 3/4BATH	9/21/2018	TTL REFUSAL	CC	Chris C

ACTIVITY INFORMATION	Date	Result	By	Name
	6/5/2020	Measured		
	4/17/2019	SQ Returned	JO	Jenny O
	9/21/2018	TTL REFUSAL	CC	Chris C
	6/26/2012	Measured	BR	B Rossignol
	4/3/2009	Measured	372	PATRIOT
	4/4/2000	Measured	263	PATRIOT
	10/1/1991		PM	Peter M

Sign:	VERIFICATION OF VISIT NOT DATA	/	/
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LAND SECTION (First 7 lines only)	Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
	101	One Family		7142	Sq. Ft.	Site		0	70.	0.89	12										443,982						444,000	

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>									
Type: 97 - Tudor	1	Rating: Very Good																			
Sty Ht: 2A - 2 Sty +Attic		A Bath:	Rating:																		
(Liv) Units: 1	Total: 1	3/4 Bath:	Rating:																		
Foundation: 3 - BrickorStone		A 3QBth:	Rating:																		
Frame: 1 - Wood		1/2 Bath: 1	Rating: Very Good																		
Prime Wall: 1 - Wood Shingle		A HBth:	Rating:																		
Sec Wall: 8 - Brick Veneer	30 %	OthrFix:	Rating:																		
Roof Struct: 1 - Gable		<b>OTHER FEATURES</b>				<b>RESIDENTIAL GRID</b>															
Roof Cover: 1 - Asphalt Shgl		Kits: 1	Rating: Very Good			1st Res Grid	Desc: Line 1	# Units 1													
Color: YELLOW		A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O														
View / Desir:		Fpl: 1	Rating: Good			Other															
<b>GENERAL INFORMATION</b>				WSFlue:	Rating:	Upper															
Grade: B- - Good (-)		<b>CONDOS INFORMATION</b>				Lvl 2															
Year Blt: 1933	Eff Yr Blt:	Location:				Lvl 1															
Alt LUC:	Alt %:	Total Units:				Lower															
Jurisdict: G12	Fact: .	Floor:				Totals	RMs: 9	BRs: 3	Baths: 1	HB 1											
Const Mod:		% Own:																			
Lump Sum Adj:		Name:																			
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>									
Avg Ht/FL: STD		Phys Cond: VG - Very Good	4.6 %	Exterior:	No Unit	RMS	BRS	FL													
Prim Int Wal 2 - Plaster		Functional:	%	Interior:	1	9	3														
Sec Int Wall:	%	Economic:	%	Additions:																	
Partition: T - Typical		Special:	%	Kitchen:																	
Prim Floors: 3 - Hardwood		Override:	%	Baths:																	
Sec Floors:	%	Total:	4.6 %	Plumbing:																	
Bsmnt Flr: 12 - Concrete				Electric:																	
Subfloor:				Heating:																	
Bsmnt Gar: 1				General:																	
Electric: 3 - Typical																					
Insulation: 3 - Typical																					
Int vs Ext: S																					
Heat Fuel: 2 - Gas																					
Heat Type: 3 - Forced H/W																					
# Heat Sys: 1																					
% Heated: 100	% AC:																				
Solar HW: NO	Central Vac: NO																				
% Com Wal	% Sprinkled																				
<b>MOBILE HOME</b>				Make:	Model:	Serial #:		Year:	Color:												
<b>SPEC FEATURES/YARD ITEMS</b>				<b>PARCEL ID</b> 087.0-0001-0002.0										<b>IMAGE</b>							
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	<b>AssessPro Patriot Properties, Inc</b>			
More: N	Total Yard Items:	Total Special Features:										Total:									